



City of Loma Linda Official Report

Robert Ziprick, Chairman
Charles Umeda, Vice Chairman
Robert Christman, Board Member
Floyd Petersen, Board Member
Stan Brauer, Board Member

CRA AGENDA: July 17, 2006
TO: Agency Board Members
VIA: Dennis R. Halloway, Executive Director
FROM: Pamela Byrnes-O'Camb, Secretary
SUBJECT: Minutes of April 18; May 9 and 23; and June 13, 2006.

RECOMMENDATION

It is recommended that the Agency Board approve the Minutes of April 18; May 9 and 23; and June 13, 2006.

Loma Linda Redevelopment Agency

Minutes

Regular Meeting of April 18, 2006

A regular meeting of the Redevelopment Agency was called to order by Chairman Ziprick at 5:45 p.m., Tuesday, April 18, 2006, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Agency Board Members Present:	Robert Ziprick, Chairman Charles Umeda, Vice Chairman Floyd Petersen Robert Christman Stan Brauer
Board Members Absent:	None
Others Present:	Executive Director Dennis Halloway General Counsel Richard E. Holdaway

CRA-2006-021 – Closed Session

- a. Conference with Real Property Negotiator (Government Code Section 54956.8)

Property:	25259 Van Leuven Street (APN 0283-142-05)
Negotiating Parties:	Dennis R. Halloway, Pamela Byrnes-O’Camb, Nick Tavaglione and Gayland Hood
Under Negotiation:	Price and terms of payment
- b. Conference with Legal Counsel – Anticipated Litigation (Government Code Section 54956.9(b)(3)(c)) - Based on existing facts and circumstances, the legislative body has decided to initiate or is deciding whether to initiate litigation – One Case

The Agency Board immediately recessed to consider the closed session items and reconvened at 7:05 p.m. with all members present. General Counsel Holdaway announced that the Agency Board gave direction to Staff relating to the real property item, and there was no final action to report. Relating to the Anticipated Litigation item, the Agency Board gave direction to Legal Counsel to proceed with litigation; however, neither the nature of the action nor the parties involved would be reported at this time, pending service of process.

The Agency Board recessed to allow completion of the City Council Agenda and reconvened at 8:16 p.m. with all members present.

CC-2006-075

CRA-2006-22 – Joint Public Hearing of the City Council and Redevelopment Agency to consider the disposition and development of property known as 25371 Park Avenue, including an agreement between the Agency and Habitat for Humanity, San Bernardino Area, Inc., developer

Mayor Petersen chaired the item and opened the public hearing. Allison Burns of Stradling Yocca Carlson & Rauth presented the report into evidence, stating that Habitat for Humanity proposed to acquire the subject site for use as a single-family house to be sold to an income-qualified buyer selected by Habitat; the City and Agency agreed to sell the parcel per an agreement that included a long-term affordability covenant that would restrict the use of the property to affordable ownership housing. She further explained that the buyer was to occupy the property as the principal residence; a long-term affordability covenant would be recorded and that as long as the buyer was in compliance with the loan agreement, the Agency’s loan of \$160,000 would be forgiven over a period of time.

No other public testimony was offered and the public hearing was closed.

Motion by Brauer, seconded by Ziprick and unanimously carried to adopt CRA Bill #R-2006-06.

Resolution No. 261

A Resolution of the Loma Linda Redevelopment Agency approving an Affordable Housing Agreement by and between the Agency and Habitat for Humanity, San Bernardino Area, Inc.

PENDING AGENCY
APPROVAL

Motion by Umeda, seconded by Christman and unanimously carried to adopt Council Bill #R-2006-12.

Resolution No. 2440

A Resolution of the City Council of the City of Loma Linda consenting to the approval of an Affordable Housing Agreement by and between the Loma Linda Redevelopment Agency and Habitat for Humanity, San Bernardino Area, Inc.

The Agency Board recessed at 8:22 p.m. to allow completion of the City Council agenda and reconvened at 10:45 p.m. with all members present.

No items were added or deleted; no public participation comments were made at the request of the Chairman and no conflicts of interest were noted

The meeting adjourned at 10:46 p.m.

Approved at the meeting of

Secretary

Loma Linda Redevelopment Agency

Minutes

Regular Meeting of May 9, 2006

A regular meeting of the Redevelopment Agency was called to order by Chairman Ziprick at 8:20 p.m., Tuesday, May 9, 2006, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Agency Board Members Present:	Robert Ziprick, Chairman Charles Umeda, Vice Chairman Floyd Petersen Robert Christman Stan Brauer
Board Members Absent:	None
Others Present:	Executive Director Dennis Halloway General Counsel Richard E. Holdaway

No items were added or deleted; no public participation comments were offered upon invitation of the Chair; and no conflicts of interest were noted.

General

CRA-2006-023 – Minutes

Motion by Christman, seconded by Petersen and unanimously carried to approve the Minutes of February 28 as presented.

CRA-2006-024 – Quarterly Report from the Chamber of Commerce and request for disbursement of funds pursuant to Agreement with the Agency

Motion by Christman, seconded by Brauer and unanimously carried to receive the report for filing and to authorize disbursement of funds.

Closed Session

CRA-2006-025 – Conference with Legal Counsel and Real Property Negotiators (Government Code Section 54956.8)

Property:	Approximately 8.8 acres on the east side of Poplar Street known as APN 0283-141-24-35, -36, -38, -46, -57, -58, -59, -63, -64, -67, -72, -73; 14, -15, -19, -31, -33, -42, -49, -51, -52, -53, -55, -56, -61, -62, -66 and -71
Negotiators:	Dennis R. Halloway, Pamela Byrnes-O'Camb, and Charles Brumbaugh of Corporation for Better Housing
Under Negotiation:	Price and terms of payment

The Agency Board recessed to consider the closed session item as listed and reconvened at 10:00 p.m. with all members present. General Counsel Holdaway announced that the Agency Board met with its Negotiators and gave direction. There was no final action to report.

The meeting adjourned at 10:00 p.m.

Approved at the meeting of

Secretary

Loma Linda Redevelopment Agency

Minutes

Regular Meeting of May 23, 2006

A regular meeting of the Redevelopment Agency was called to order by Vice-Chairman Umeda at 5:55 p.m., Tuesday, May 23, 2006, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Agency Board Members Present: Robert Ziprick, Chairman (Arrived 6:03 p.m.)
Charles Umeda, Vice Chairman
Floyd Petersen
Robert Christman
Stan Brauer

Board Members Absent: None

Others Present: Executive Director Dennis Halloway
General Counsel Richard E. Holdaway

CRA-2006-026 – Closed Session – Conference with Legal Counsel and Real Property Negotiators (Government Code Section 54956.8)

- a. Property: 10796 Poplar Street, 25167 & 77 Palm Drive (APN 0283-121-04 & 54)
Negotiators: Dennis R. Halloway, Pamela Byrnes-O'Camb, and Cynthia Heinrich
Under Negotiation: Price and terms of payment
- b. Property: South side of Van Leuven Street, west of San Timoteo Creek (APN 0283-142-06, 07, 11, 12 and 44)
Negotiators: Dennis R. Halloway, Pamela Byrnes-O'Camb, and Gayland Hood
Under Negotiation: Price and terms of payment

The Agency Board recessed to consider the closed session items as listed, and reconvened at 7:10 p.m. with all members present. General Counsel Holdaway stated that the Agency Board met with its Negotiators and gave direction. There was no final action to report.

The Agency Board recessed and reconvened at 7:43 p.m. with all members present.

CC-2006-095

CRA-2006-027 – Joint meeting of the City Council, Redevelopment Agency, and Budget Committee relating to the Preliminary 2006-2007 fiscal year budget

The Redevelopment Agency reconvened at 7:43 p.m. with all members present. Director of Finance DeAnda presented the proposed budget and provided an overall view of the General Fund and Redevelopment Agency. She highlighted the following:

- 1) Beginning available balances were estimated to be \$5.2 million for the General Fund with a designated "rainy day" fund of \$2 million and a new capital equipment replacement reserve of \$150,000.
- 2) Revenues were estimated to be \$14.2 million with the top six revenue sources representing 79 percent of the General Fund, including sales tax, refuse services, motor vehicle license fees, administrative charges to other funds, building permits, and property taxes.
- 3) Revenues were estimated to increase over 2005-2006 by 7 percent.
- 4) Year end estimate was \$5.6 million with continuation of \$2 million for the "rainy day" reserve and an additional \$50,000 to be added to capital replacement.
- 5) The available balance would increase by \$284,000.
- 6) Estimated beginning balance was \$20.5 million.
- 7) Estimated revenue was \$43.6 million.
- 8) Estimated expenditures were \$43.5 million.

She highlighted the Redevelopment Agency's budget as follows:

- 1) Beginning balance of \$26 million.
- 2) Revenues from property tax increment was estimated at \$5.8 million.
- 3) Loans of \$2.9 million
- 4) Property re-sales of \$1 million.
- 5) Proposed expenditures consisted of capital projects from bond proceeds as well as housing projects for affordable housing, and debt service.

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She stated that the budget was conservative and that Staff was conscientious in its spending. She then invited Budget Committee Chairman Fitzsimmons to present Committee recommendations.

Mr. Fitzsimmons distributed the Committee's recommendations and complimented the City on its competitive advantage in the area of the Connected Communities Program as one of the first in the nation implementing a broadband communication infrastructure and using alternative energy sources such as solar power for City Hall.

He then went on to say that although the City was thriving, it should continue to monitor and adjust to ensure its continued success, but not at the expense of losing opportunities as they become available. He then recommended:

- 1) A general fund reserve of 25 percent be retained (at least 3 months of operating expenses).
- 2) Transfer \$250,000 from the 2005-2006 budget into the General Fund Reserve and include an additional \$250,000 in the 2006-2007 budget to retain a general fund reserve of 25 percent.
- 3) Preparation of a lifetime replacement schedule for all capital equipment and infrastructure.
- 4) Continued focus on General Fund revenue sources.
- 5) Preparation of Redevelopment Agency Bond Expenditure Plan to gain maximum benefit.
- 6) Update of Parks Master Plan.
- 7) Completion of Senior Center kitchen.
- 8) Creation of a Recreation Department Fund in order to provide revenue for a future Recreation Department (Suggested setting aside \$20,000 per year).
- 9) Providing alternative activities via open invitation to various clubs and organizations such as the Boy Scouts and Girl Scouts.
- 10) Retaining and developing open space in the South Hills with connection to open spaces within the city, such as parks, so that citizens can move about the city without requiring motorized transportation.
- 11) Planning for future needs, such as increased police and fire services.
- 12) Authorizing the Citizen's Budget Committee to construct a budget model for the City to provide a tool to help advise the City on budget issues.

Discussion ensued. City Manager Halloway indicated that the Budget would be presented on June 13 for City Council approval.

The Redevelopment Agency recessed at 8:17 p.m. to allow completion of the City Council agenda and reconvened at 9:12 p.m. with all members present. No items were added or deleted; no public participation comments were offered upon invitation of the Chair and no conflicts of interest were noted.

General

CRA-2006-028 – Minutes

Motion by Petersen, seconded by Umeda and unanimously carried to approve the Minutes of March 14, 2006 as presented.

The meeting adjourned at 9:14 p.m.

Approved at the meeting of

Secretary

PENDING AGENCY APPROVAL

Loma Linda Redevelopment Agency

Minutes

Regular Meeting of June 13, 2006

A regular meeting of the Redevelopment Agency was called to order by Chairman Ziprick at 5:50 p.m., Tuesday, June 13, 2006, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Agency Board Members Present:	Robert Ziprick, Chairman Charles Umeda, Vice Chairman Floyd Petersen Robert Christman Stan Brauer
Board Members Absent:	None
Others Present:	Executive Director Dennis Halloway General Counsel Richard E. Holdaway

CRA-2006-029 – Closed Session – Conference with Legal Counsel and Real Property Negotiators (Government Code Section 54956.8)

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| a. | Property: | 25203 Redlands Blvd. (APN 0283-114-48) |
| | Negotiators: | Dennis R. Halloway, Inderyas & Saleha Masih |
| | Under Negotiation: | Price and terms of payment |
| b. | Property: | 25183 & 25189 Redlands Blvd (APN 0285-114-46 & 47) |
| | Negotiators: | Dennis R. Halloway, Gayle E. Wirz |
| | Under Negotiation: | Price and terms of payment |

The Agency Board recessed to consider the closed session items as listed, and reconvened at 7:06 p.m. with all members present. General Counsel Holdaway stated that the Agency Board met with its Negotiators and gave direction. There was no final action to report.

The Agency Board recessed and reconvened at 9:52 p.m. with all members present.

General

CC-2006-118

CRA-2006-030 – Joint meeting of the City Council and Redevelopment Agency relating to the 2006-2007 fiscal year budget

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|----|---|
| a. | Council Bill #R-2006-28 – Approving a loan to the Agency |
| b. | Council Bill #R-2006-29 – Approving the 2006-2007 adjusted appropriations |
| c. | Schedule “A” for Law Enforcement |
| d. | COPS Grant Expenditure Plan |
| e. | Investment Policy |
| f. | Lease Agreement between the City/Agency and Chamber of Commerce |
| g. | Lease Agreement between the City and the County of San Bernardino pertaining to the Loma Linda Branch Library |
| h. | CRA Bill #R-2006-11 – Accepting a loan from the City |
| i. | CRA Bill #R-2006-12 – Approving a loan to the Connected Community Program |
| j. | Council Bill #R-2006-30 – Accepting a loan from the Agency to the Connected Community Program |
| k. | Council Bill #R-2006-31 – Adopting the 2006-2007 fiscal year budget |
| l. | CRA Bill #R-2006-13 – Adopting the 2006-2007 fiscal year budget |

Finance Director DeAnda indicated that the 2006-2007 budget had been modified to include the recommendations of the Budget Committee; revenue related to affordable housing development and expenditures for property purchase; rebudgeting of items anticipated to be concluded in 2005-2006 to the 2006-2007 budget.

Mayor Petersen noticed that Leroy Hansberger, owner of property in the South Hills and a regular attendee of the City Council meetings, was leaving and expressed condolences on behalf of the City Council on the recent death of his son David.

Councilman Christman stated that Dick Koobs, husband of former Mayor Ardyce Koobs, passed away recently and asked that the meeting be adjourned in his honor.

PENDING AGENCY APPROVAL

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Councilman Christman asked the City Manager to review changes made. Mr. Hallaway stated that there were no changes made to the recommendations of the Budget Committee. He stated that an Assistant City Manager position was included as was stated in the budget message; there were no changes in operations. There was an increase in the Sheriff's contract to add 1-1/2 deputies.

Discussion ensued with suggestions that consideration be given to:

- Improvements along the San Timoteo Creek Trail. Mr. Hallaway suggested a consultant be hired to work with the Trails Committee to draft a plan for submittal to the County for approval.
- A soccer field.
- Meeting with the City of Redlands regarding the land at the mouth of San Timoteo Creek for recreational opportunities.
- A sports or multi-purpose facility, including the possible purchase of land.
- Connecting the older parts of town to the Connected Community Program and operating costs of the Connected Community Program. (Director of Information Systems was asked to provide a plan to connect 80-90 percent of the community to the LLCCP) Mr. Hettrick stated that approximately 60 percent of the residents of new development subscribed to the LLCCP.
- Disaster preparedness.
- Use of funds designated for the Barton Road Culvert project towards a sports complex and land acquisition.

Councilman Christman suggested that funding be added for Fire Department operations, but not necessarily for a second station. A list of needed fire equipment was requested. The position of Assistant City Manager was not supported; however, there was support for a position linked to economic development. Include funds for minor traffic improvements such as a green arrow disk at Mt. View and Barton Road.

The City Council thanked the City Manager and Staff for preparing and submitting a balanced budget for adoption prior to July 1 and for managing expenses.

Motion by Brauer, seconded by Ziprick and unanimously carried to adopt Council Bill #R-2006-28.

Resolution No. 2452

A Resolution of the City Council of the City of Loma Linda, California, authorizing a loan to the Loma Linda Redevelopment Agency in the sum of \$2,902,400

Motion by Christman, seconded by Umeda and unanimously carried to adopt Council Bill #R-2006-29.

Resolution No. 2453

A Resolution of the City Council of the City of Loma Linda, California, adopting an Amended City Appropriations Limit for Fiscal Year 2006-2007 in accordance with the provisions of Division 9 of Title 1 of the California Government Code

Motion by Ziprick, seconded by Christman and unanimously carried to approve Schedule "A" for Law Enforcement Services.

Motion by Brauer, seconded by Umeda and unanimously carried to approve the COPS Grant Expenditure Plan as proposed.

Motion by Christman, seconded by Ziprick and unanimously carried to approve the Investment Policy.

Motion by Umeda, seconded by Brauer and unanimously carried to approve the Lease Agreement between the City/Agency and Chamber of Commerce.

Motion by Ziprick, seconded by Christman and unanimously carried to approve a Lease Agreement with San Bernardino County for the lease of the Library building at a 5 percent increase from fiscal year 2005-2006, subject to approval as to form by the City Attorney.

Motion by Christman, seconded by Ziprick and unanimously carried to adopt CRA Bill #R-2006-11.

Resolution No. 262

A Resolution of the Loma Linda Redevelopment Agency authorizing acceptance of a loan from the City of Loma Linda in the amount of \$2,902,400

Motion by Christman, seconded by Umeda and unanimously carried to adopt CRA Bill #R-2006-12 and to request a report pertaining to the long-range plans for the Connected Community Program.

Resolution No. 263

A Resolution of the Loma Linda Redevelopment Agency authorizing a loan to the City of Loma Linda Connected Communities Program in the sum of \$2,700,000

Motion by Ziprick, seconded by Brauer and unanimously carried to adopt Council Bill #R-2006-30.

Resolution No. 2454

A Resolution of the City Council of the City of Loma Linda authorizing acceptance of a loan from the Loma Linda Redevelopment Agency in the amount of \$2,700,000

Motion by Ziprick, seconded by Umeda and unanimously carried to continue Council Bill #R-2006-31 and CRA Bill #R-2006-13, adopting the 2006-2007 fiscal year budgets for the City and Redevelopment Agency, respectively pending submittal of reports concerning the Connected Community Program and Fire Department Equipment.

The Agency Board recessed at 11:17 p.m. and reconvened at 11:47 p.m. with all members present. No items were added or deleted; no public participation comments were offered; and no conflicts of interest were noted.

CRA-2006-031 – Request from JBJ's Bakery to participate in the Storefront Rebate Program

Motion by Christman, seconded by Umeda and unanimously carried to authorize a rebate of \$5,000 to be dispensed in two increments of \$2,500.

The meeting adjourned at 11:48 p.m.

Approved at the meeting of

Secretary